



~~June 18, 2002 CPC~~
~~July 16, 2002 CPC~~
~~September 17, 2002 CPC~~
~~November 19, 2002 CPC~~
~~January 21, 2003 CPC~~
~~March 18, 2003 CPC~~
~~May 20, 2003 CPC~~
~~August 19, 2003 CPC~~
~~November 18, 2003 CPC~~
~~December 16, 2003 CPC~~
February 17, 2004 CPC

STAFF'S
REQUEST ANALYSIS
AND
RECOMMENDATION

02SN0238

Douglas R. Sowers

Matoaca Magisterial District
East line of Otterdale Road

REQUEST: Various amendments to Conditional Use Planned Development (Case 88S008). (See the following for details of the requested amendments.)

PROPOSED LAND USE:

This property is part of the original Greenspring mixed use development which contained approximately 1,313 acres. The applicant wishes to proceed with developing the subject property, consisting of approximately 136 acres, independent of other portions of the original Greenspring project and amend specific requirements of the original Greenspring rezoning.

RECOMMENDATION

The applicant has requested a deferral to the Commission's April 20, 2004, public hearing. A complete "Request Analysis and Recommendation" is available on this proposal by accessing information from the Commission's December 16, 2003, public hearing.

CASE HISTORY

Planning Commission Meeting (6/18/02):

At the request of the applicant, the Commission deferred this case to the Commission's July 16, 2002, public hearing.

Staff (6/19/02):

The applicant was advised in writing that any significant new or revised information should be submitted no later than June 24, 2002, for consideration at the Commission's July public hearing. Also, the applicant was advised that a \$250.00 deferral fee must be paid prior to the Commission's public hearing.

Staff (7/16/02):

The deferral fee was paid.

Planning Commission Meeting (7/16/02):

At the request of the applicant, the Commission deferred this case to the Commission's September 17, 2002, public hearing.

Staff (7/17/02):

The applicant was advised in writing that any significant new or revised information should be submitted no later than July 22, 2002, for consideration at the Commission's September public hearing. Also, the applicant was advised that a \$250.00 deferral fee must be paid prior to the Commission's public hearing.

Applicant (8/1/02):

The deferral fee was paid.

Staff (8/15/02):

To date, no new information has been submitted.

Planning Commission Meeting (9/17/02):

At the request of the applicant, the Commission deferred this case to the Commission's November 19, 2002, public hearing.

Staff (9/18/02):

The applicant was advised in writing that any significant new or revised information should be submitted no later than October 20, 2002, for consideration at the Commission's November public hearing. Also, the applicant was advised that a \$250.00 deferral fee must be paid prior to the Commission's public hearing.

Applicant (11/1/02):

The deferral fee was paid.

Staff (11/1/02):

To date, no new information has been submitted.

Planning Commission Meeting (11/19/02):

At the request of the applicant, the Commission deferred this case to the Commission's January 21, 2003, public hearing.

Staff (11/20/02):

The applicant was advised in writing that any significant new or revised information should be submitted no later than November 25, 2002, for consideration at the Commission's January public hearing. Also, the applicant was advised that a \$250.00 deferral fee must be paid prior to the Commission's public hearing.

Applicant (11/25/02):

The deferral fee was paid.

Staff (12/27/02):

To date, no new information has been submitted.

Planning Commission Meeting (1/21/03):

At the request of the applicant, the Commission deferred this case to the Commission's March 18, 2003, public hearing.

Staff (1/22/03):

The applicant was advised in writing that any significant new or revised information should be submitted no later than January 27, 2003, for consideration at the Commission's March public hearing. Also, the applicant was advised that a \$250.00 deferral fee must be paid prior to the Commission's public hearing.

Applicant (2/7/03):

The deferral fee was paid.

Staff (2/26/03):

To date, no new information has been submitted.

Planning Commission Meeting (3/18/03):

At the request of the applicant, the Commission deferred this case to the Commission's May 20, 2003, public hearing.

Staff (3/19/03):

The applicant was advised in writing that any significant new or revised information should be submitted no later than March 24, 2003, for consideration at the Commission's May

public hearing. Also, the applicant was advised that a \$250.00 deferral fee must be paid prior to the Commission's public hearing.

Applicant (3/26/03):

The deferral fee was paid.

Staff (4/21/03):

To date, no new information has been submitted.

Planning Commission Meeting (5/20/03):

At the request of the applicant, the Commission deferred this case to the Commission's August 19, 2003, public hearing.

Staff (5/21/03):

The applicant was advised in writing that any significant new or revised information should be submitted no later than June 16, 2003, for consideration at the Commission's August public hearing. Also, the applicant was advised that a \$250.00 deferral fee must be paid prior to the Commission's public hearing.

Applicant (7/29/03 and 7/30/03):

The deferral fee was paid. The applicant requested a deferral.

Planning Commission Meeting (8/19/03):

At the request of the applicant, the Commission deferred this case to the Commission's November 18, 2003, public hearing.

Staff (8/20/03):

The applicant was advised in writing that any significant new or revised information should be submitted no later than September 15, 2003, for consideration at the Commission's November public hearing. Also, the applicant was advised that a \$250.00 deferral fee must be paid prior to the Commission's public hearing.

Applicant (9/3/03):

The deferral fee was paid.

Applicant (10/20/03 and 11/6/03):

Revised proffered conditions and textual statements were submitted. The applicant withdrew proffered conditions addressing minimum dwelling size, restrictive covenants relative to single family development and manufactured homes.

Further, the applicant withdrew requested exceptions to the construction of Powhite Parkway Extended and related conditions.

Planning Commission Meeting (11/18/03):

At the request of the applicant, the Commission deferred this case to their December 16, 2003, public hearing.

Staff (11/19/03):

The applicant was advised in writing that any significant new or revised information should be submitted no later than November 24, 2003, for consideration at the Commission's December public hearing. Also, the applicant was advised that a \$500.00 deferral fee must be paid prior to the Commission's public hearing.

Staff (11/26/03):

To date, no new information has been submitted nor has the \$500.00 deferral fee been paid.

Applicant (12/4/03):

The deferral fee was paid.

Staff (11/26/03):

At the request of the applicant, the Commission deferred this case to their February 17, 2004, public hearing.

Staff (12/17/03):

The applicant was advised in writing that any significant new or revised information should be submitted no later than December 22, 2003, for consideration at the Commission's February public hearing. Also, the applicant was advised that a \$250.00 deferral fee must be paid prior to the Commission's public hearing.

12/29/03):

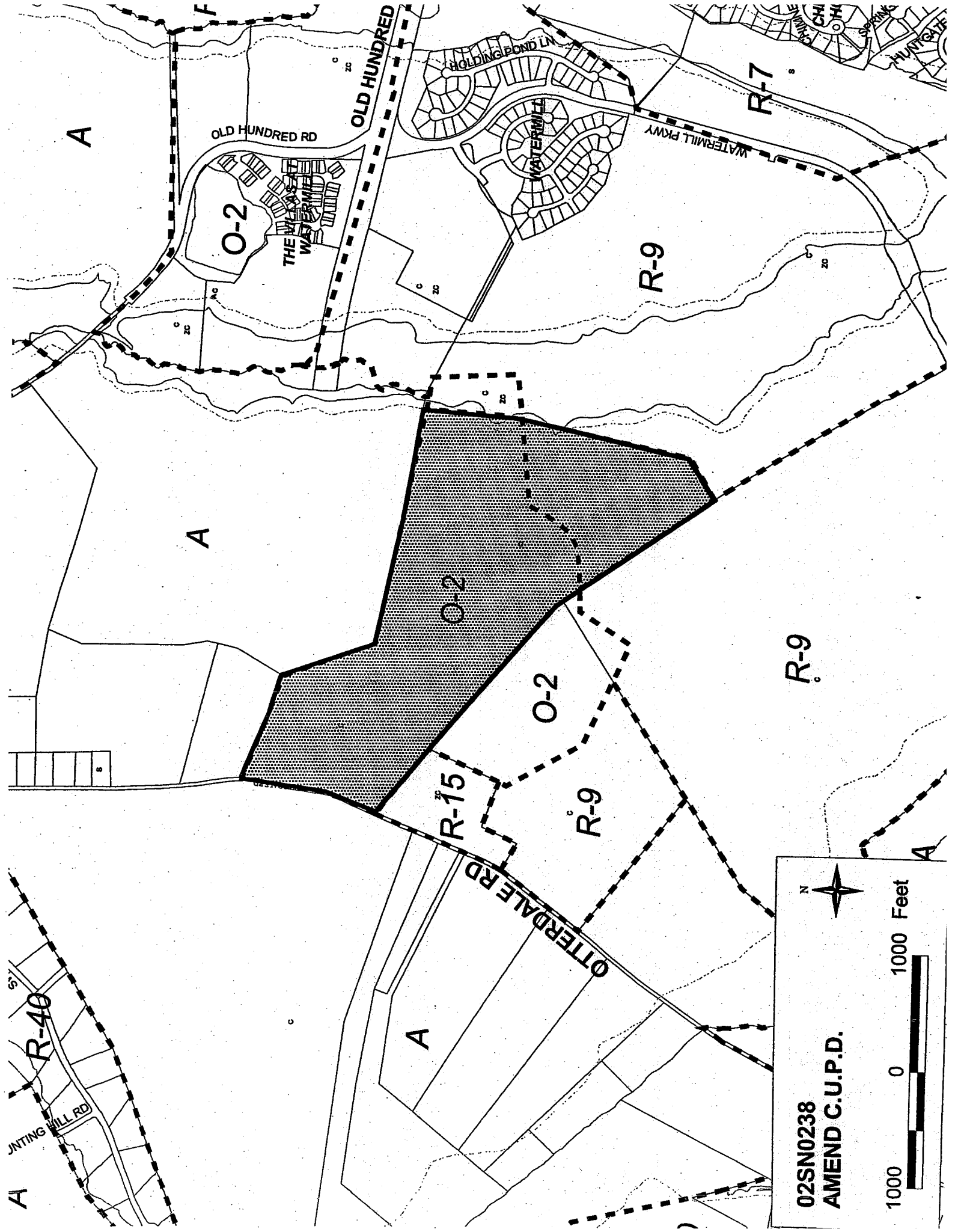
The deferral fee was paid.

Staff (2/2/04):

To date, no new information has been submitted.

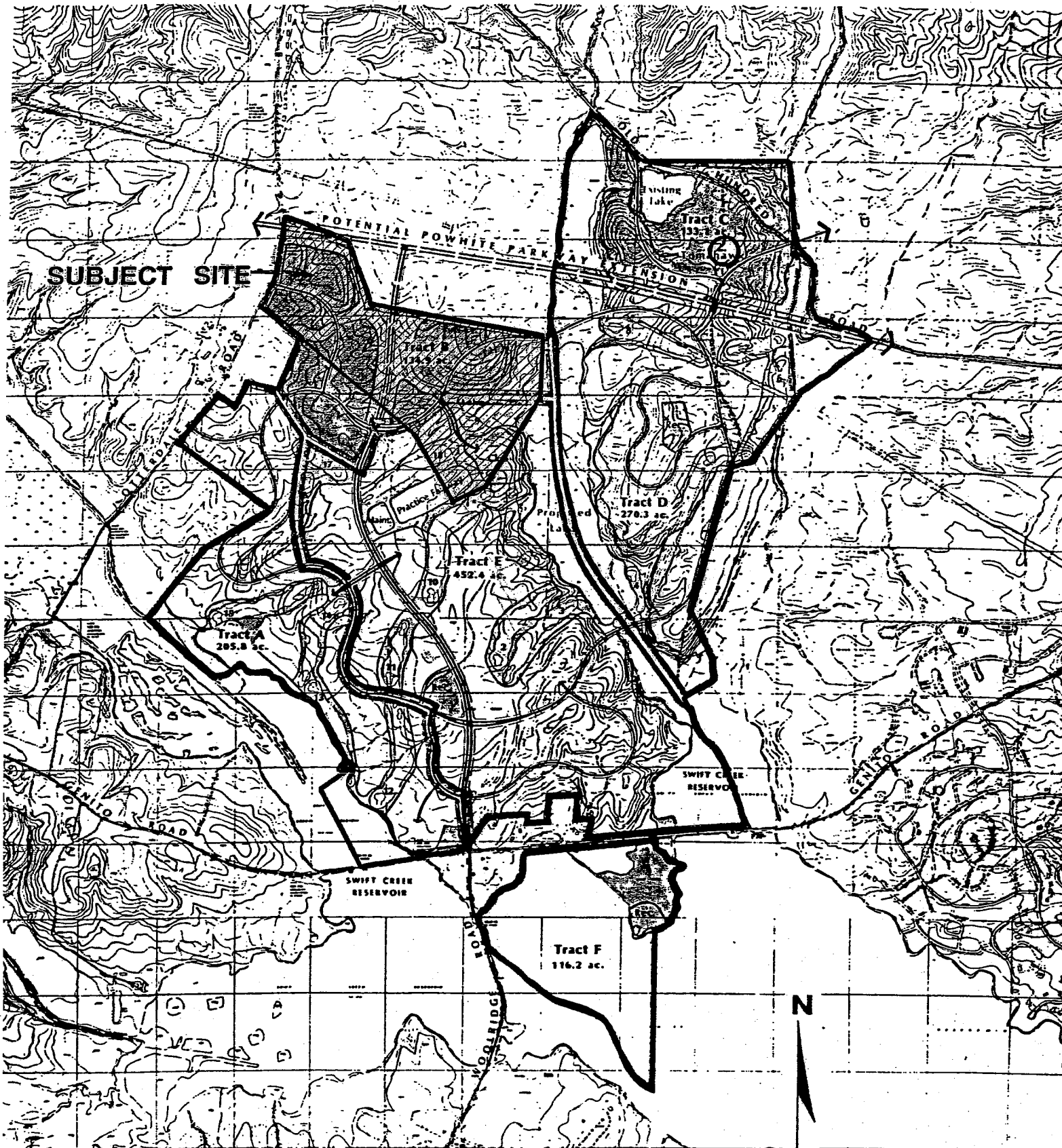
02SN0238
TEXTUAL STATEMENT
(SECOND REVISED AMENDMENT TO CASE 88S008)

1. The Textual Statement, titled Greenspring: Conditional Use and Zoning Application, revised April 1, 1988, including the "Residential Site Development Criteria" table, Exhibit IV and the conditions of zoning for Case 88S008 and Conceptual Master Plan, prepared by Timmons dated March 15, 2002, shall be the Master Plan for the subject property, except as stated herein. And further, provided that the subject property shall be permitted to be considered as a separate project from the remaining portion of that land area covered under 88S008.
2. All references and requirements relating to golf in the Textual Statement and conditions of zoning for Case 88S008 shall be deleted.
3. The requirement to restore Tomahawk and the Ellett and Hancock structures shall be deleted.
4. All references and requirements relating to the plan entitled "Conceptual Site Development Plan -- Greenspring -- Chesterfield County, Virginia" in the Textual Statement and conditions of zoning for Case 88S008 shall be deleted.
5. The requirements of Conditions 14, 15 and 16 contained within section 4(A) of the Textual Statement for Case 88S008 shall be deleted.
6. The requirements of Conditions 20B, 20C, 20D, 20E, 20F, and 21 of section 4(A) of the Textual Statement for Case 88S008 shall be deleted.
7. The requirements of Conditions 7, 9, 11, and 20 of Case 88S008 shall be deleted.
8. The requirements of Condition 30 of Case 88S008 shall be deleted.
9. The requirements of Condition 14 of Case 88S008 shall be deleted.



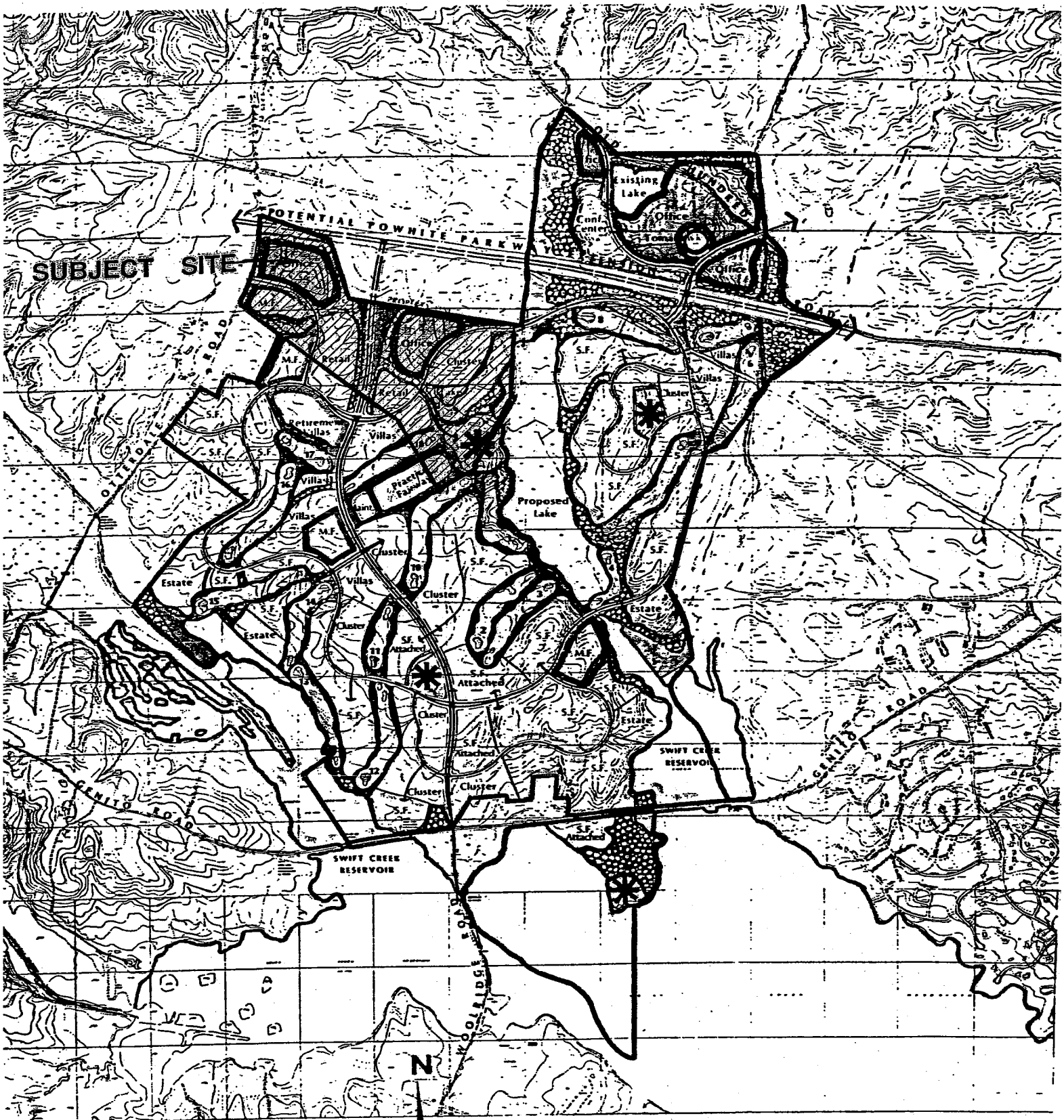
02SN0238
AMEND C.U.P.D.





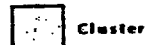
APPROVED MASTER PLAN
Greenspring

02SNO238-1



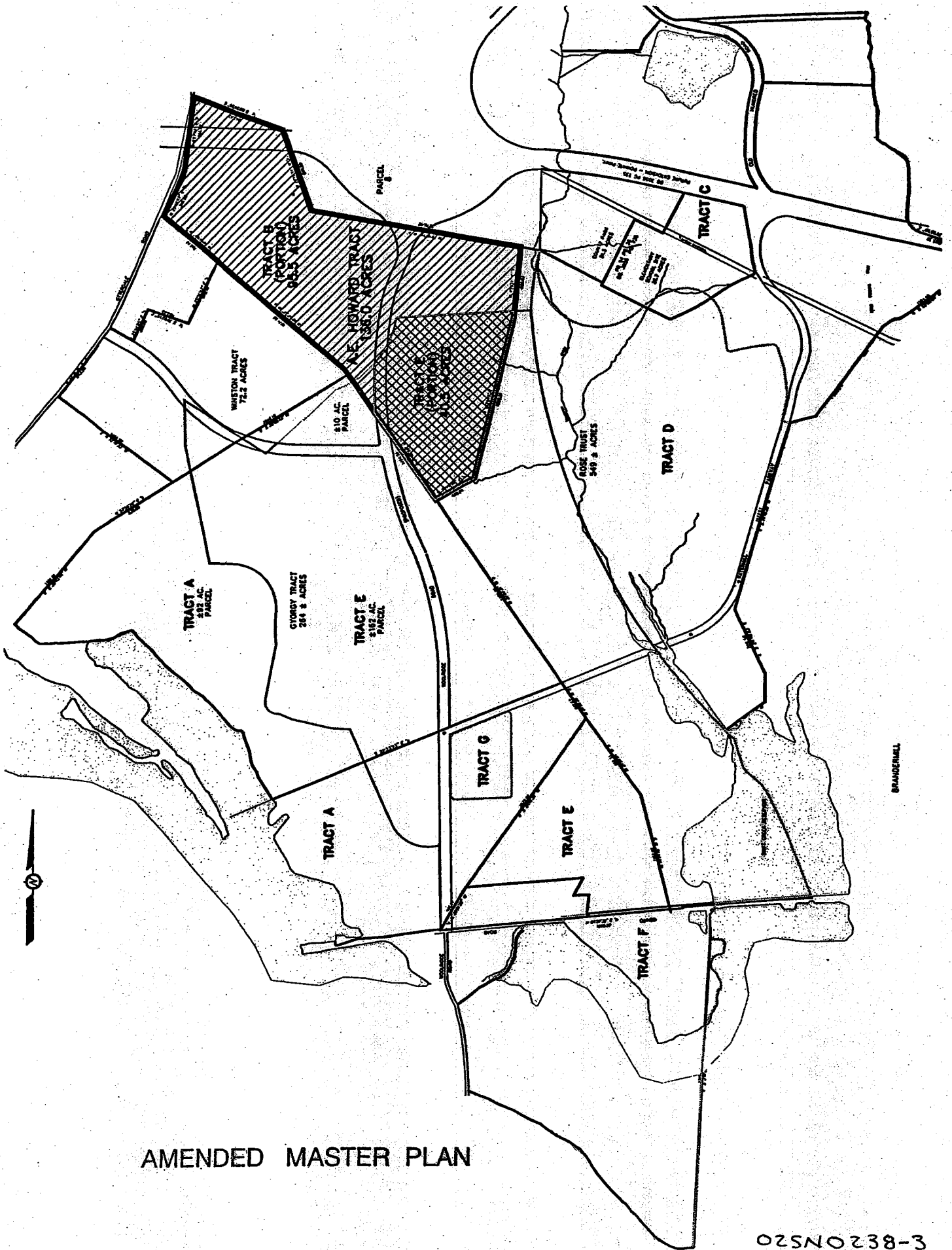
Greenspring

LEGEND



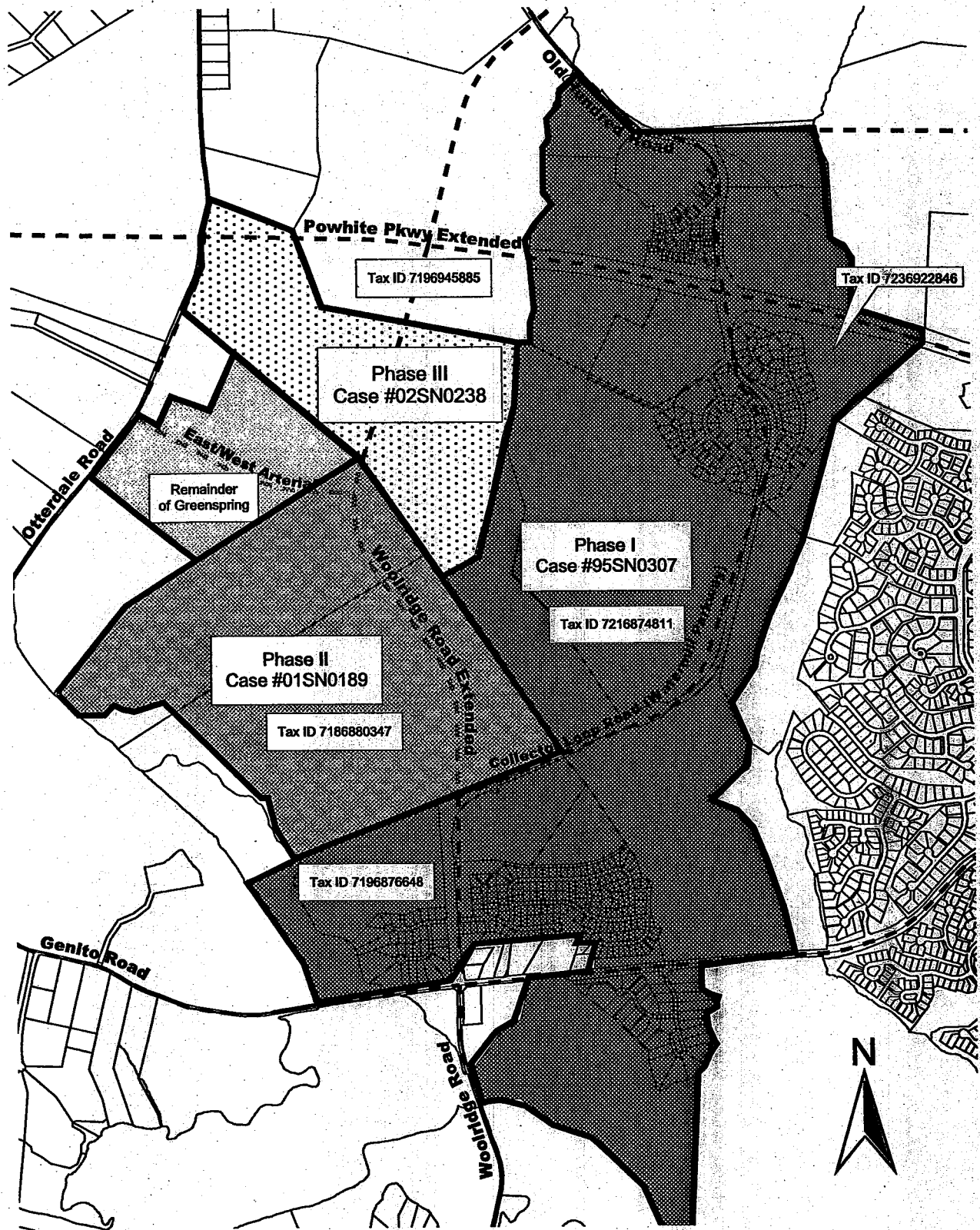
APPROVED CONCEPTUAL SITE DEVELOPMENT PLAN

OZSN0238-2



AMENDED MASTER PLAN

025NO238-3



Greenspring
Boundaries of Phase I, Phase II,
Phase III and Remaining Parcel

02SN0238-4